Bill Garrett Davidson County
Batch# 40682 DEEDQC
12/22/2017 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171222-0130402

Commitment Number: 22932396
Seller's Loan Number: 160279424

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael J. Powell, 2913 Emery Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
096 10 0 180.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michael J. Powell and **Johanna M. Powell**, **husband and wife**, whose mailing address is **2913 Emery Dr., Nashville, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Michael J. Powell, married**, hereinafter grantee, whose tax mailing address is **2913 Emery Dr., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 353 on the Map of Cloverhill , Section 5, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof. Being the same parcel conveyed to Michael J. Powell and Johanna M. Powell from Stanley L Rollins and Janel R Rollins , by virtue of a deed dated 7/29/1998, recorded 8/10/1998, in deed book 11058, page 132, as instrument no. 0472677 county of Davidson, state of Tennessee. Assessor's Parcel No: 096 10 0 180.00
Property Address is: 2913 Emery Dr., Nashville, TN

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 0472677 recorded at Book 11058, Page 132 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 10 0 180.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 11-7, 2017:

Michael J. Powell

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 7, 2017 by **Michael J. Powell** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Expiration Date 3-8-2021

Executed by the undersigned on 11-7, 2017:

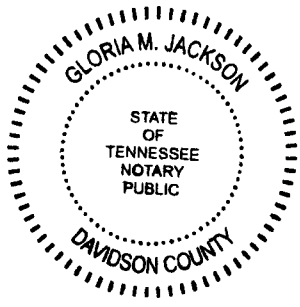
Johanna M. Powell

Johanna M. Powell

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 7, 2017 by **Johanna M. Powell** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public



Expiration date 3-2-2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of Nov., 2017.

Exp 3.8.2021

Affiant

Michael S. Powell
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

True Copy Certification

I, AMY COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

My Commission Expires: 4-27-2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES